

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

9/14/16

City of Tucson Housing and Community Development Department
310 N. Commerce Park Loop, Tucson AZ 85745

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Tucson Housing and Community Development Department.

REQUEST FOR RELEASE OF FUNDS

On or about September 30, 2016 the City of Tucson Housing and Community Development Department (Responsible Entity) will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of funds under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, to undertake the project known as the West Point Apartments, 10 E. Broadway Boulevard, Tucson Pima County Arizona 85701. Pima County Assessor parcel number 117-13-0390.

The West Point Apartment project will include renovation, redevelopment and new construction for 50 units of low income housing for persons age 55 and over with a preference for veterans. This Low Income Housing Tax Credit project includes acquisition of the eastern portion of the Westerner Hotel site on the south east corner of the intersection of Stone Avenue and Broadway Blvd. The western half of the site with the 4 story historic Westerner Hotel will be owned by other entities and will have its interior rehabilitated as a separate project, leaving the historic façade intact. The exterior of the historic hotel on the west side of the site will not be altered and the new construction on the east side of the site will complement the existing structure. SHPO concurred that the rehabilitation and new construction will have no adverse effect on the Westerner Hotel or the proposed Downtown Tucson Historic District. The existing 1 story structure on the east side of the site will be demolished. The new 6 story building will have 50 one bedroom/one bathroom units. The new building will feature an interior courtyard and space for social gathering, while providing natural light and fresh air to the residents and the community space below. The community areas will include laundry facilities, a wellness center, classrooms/meeting space, computer lab, and supportive services offices. The project includes a 2,500 sq. ft. roof garden for residents and tenants. Long term bicycle parking will be provided inside the building for residential use. The project has been designed using the Arizona Department of Housing (ADOH) prescriptive path to sustainability, which is roughly equivalent to a LEED Gold standard.

Requested funding from the HOME program through the City of Tucson Housing and Community Development Department is \$496,500.00.

FINDING OF NO SIGNIFICANT IMPACT

The City of Tucson Housing and Community Development Department (RE) has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required.

The Environmental Review Record (ERR) that documents the environmental determinations for this project is available at <http://www.tucsonaz.gov/hcd/whats-new> and on file at City of Tucson Housing and Community Development Department, 310 S. Commerce Park Loop, Tucson, Pima County Arizona 85745 and may be examined weekdays 8:00 a.m. to 5:00 p.m. Copies may be requested at \$.25 per page.

PUBLIC COMMENTS

Any individual, group, or agency may submit written or email comments on the ERR to Glenn Fournie, City of Tucson Housing and Community Development Department, 310 N. Commerce Park Loop Tucson AZ 85745 Glenn.Fournie@tucsonaz.gov . All comments received on or before September 29, 2016 will be considered by the City of Tucson Housing and Community Development Department prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing. Comments and responses will be posted on our website at <http://www.tucsonaz.gov/hcd/whats-new> .

ENVIRONMENTAL CERTIFICATION

The City of Tucson Housing and Community Development Department certifies to HUD that Sally Stang in her capacity as Director of the City of Tucson Housing and Community Development Department consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Tucson Housing and Community Development Department to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of Tucson Housing and Community Development Department certification for a period of fifteen days following the anticipated submission date of September 30, 2016 or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Tucson; (b) the RE has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to: Maria Cremer, Director Office of Community Planning & Development, US Department of Housing & Urban Development, One Sansome Street, Suite 1200, San Francisco, CA 94104-4430.

Sally Stang, Director
City of Tucson Housing and Community Development Department